

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Senior Suites
DOCKET NO.: 05-26652.001-C-2
PARCEL NO.: 21-30-402-033-0000

The parties of record before the Property Tax Appeal Board are Senior Suites, the appellant, by attorney Kevin P. Burke of Smith, Hemmesch, Burke, Brannigan & Guerin, Chicago; and the Cook County Board of Review.

The subject property is improved with a five-story building containing a total of 84 residential units. The property is used as a congregate care facility designed for use by low-income senior citizens. The property is located in Chicago, Hyde Park Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. The appellant's brief explained the subject property is part of a project financed by the sale of low-income tax credits and by low interest loans from the City of Chicago to the Federal HOME program. The appellant's brief stated that the owner has entered into an agreement with the City of Chicago to maintain units as affordable housing for senior citizens for a minimum of 30 years. In further support of its argument the appellant submitted an appraisal estimating the property had a market value of \$800,000 as of March 15, 2003, when completed as a senior citizen congregate care facility. The appellant also submitted a copy of the final decision issued by the Cook County Board of Review disclosing a final total assessment of \$360,673. The appellant's brief indicated the subject's assessment should be calculated using the 16% level of assessments as provided by

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

| | | |
|--------|----|---------|
| LAND: | \$ | 4,936 |
| IMPR.: | \$ | 123,064 |
| TOTAL: | \$ | 128,000 |

Subject only to the State multiplier as applicable.

the Cook County Real Property Assessment Classification Ordinance for class 9 property. Based on this evidence the appellant requested the subject's assessment be reduced to \$128,000.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the only evidence of market value in this record was provided by the appellant. The appellant submitted an appraisal in support of the contention that the subject property was not accurately assessed. The appraisal estimated the subject property had a market value of \$800,000 as of March 3, 2003, as a completed congregate care facility for use by senior citizens. The subject property had a total assessment of \$360,673. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board. Based on this record the Property Tax Appeal Board finds the subject property had a market value of \$800,000 as of January 1, 2005. Since market value has been determined the 16% level of assessment for class 9 property under the Cook County Real Property Assessment Classification Ordinance shall apply. 86 Ill.Adm.Code 1910.50(c)(3).

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member

Member

Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: February 29, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for

the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.